

**Town of Clarence  
Planning and Zoning**

# Memo

**To:** Town Board Members

**From:** James Callahan

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** May 22, 2014

**Re:** May 28, 2014 Town Board Meeting Agenda

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Following is a review/analysis of the items listed on the May 28, 2014 Town Board Agenda:

**PUBLIC HEARINGS:**

**1. ACQUISITION OF PROPERTY, NORTH SIDE OF CLARENCE CENTER ROAD, WEST OF KRAUS ROAD.**

**Location:** North of Clarence Center Road, west of Kraus Road, south of Keller Road and East of Herr Road

**Description/History:** Existing vacant Agricultural land located within the Residential Single Family and Agriculture Rural Residential Zone and partially within Clarence Sewer District #2.

**Proposal:** Applicant is proposing to sell the land under the Town Greenprint Program and as Town Recreation Land.

**Master Plan:** Area identified in a Residential and Agricultural classification and partially within Clarence Sewer District #2

**Reason for Town Board Action:** The Town Board has final approval authority for real property acquisition and for funding such acquisitions.

**Issues:** A purchases agreement has been agreed upon in principal and the Town Board must authorize the final purchase agreement.

## 2. NORTHWOODS OPEN SPACE DESIGN SUBDIVISION

**Location:** North side of Greiner Road, south side of Roll Road between Shimerville and Thompson Roads.

**Description/History:** Existing vacant land consisting of 118 +/- acres located in the Residential Single Family Zone.

**Proposal:** Applicant is proposing to develop a 150 +/- lot Open Space Design Subdivision.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority to create an Open Space Design Overlay Zone.

**Issues:** Details as to Recreational Trails, sidewalks, setbacks and drainage access have been recommended by the Planning Board.

## FORMAL AGENDA ITEMS:

### 1. ESSEX HOMES OF WNY, ESSEX GREENS AT WATERFORD

**Location:** North side of Roll Road and west of Dana Marie Parkway within the Waterford PURD.

**Description/History:** Previously approved Patio Home section of the Waterford PURD..

**Proposal:** Applicant will be seeking Final Plat Approval for Phase I of the Greens identifying 34 +/- Patio Home Lots on Private Roads..

**Reason for Town Board Action:** Final plat and map cover filing is the final stage of public review by the Town Board.

**Issues:** The Town Engineer will need to ensure that the final as-built construction meets Town Specifications. The Town Engineer has forwarded an acceptance of the construction with conditions.

### 2. SIMON YU, 10647 MAIN STREET.

**Location:** South side of Main Street between Ransom Road and Sawmill road.

**Description/History:** Existing vacant land (recently demolished structure) located in the Clarence Hollow TND and Overlay District.

**Proposal:** Applicant is proposing to construct a new commercial structure.

**Master Plan:** Area identified in a TND and within the Clarence Hollow Overlay

**Reason for Town Board Action:** Per the Zoning Law, the town board has final approval for new construction within the TND.

**Issues:** Referral to the Planning Board will initiate a formal review of the project.

**3. DAY IN THE PARK, 10405 MAIN STREET.**

**Location:** South side of Main Street, east of Shisler Road

**Description/History:** Main Town Park Special Event

**Proposal:** Applicant is requesting a Fireworks Display Permit.

**Reason for Town Board Action:** Per state Law, the town Board has local jurisdiction for issuing fireworks permits.

**Issues:** All required bonds, insurance, fees and Fire Chief approvals are in the file.